# Depot Town Rag

FREE 100% RAG CONTENT

FEBRUARY
Thursday, 13th Foundation, 8 P.M. Caboose
Thursday, 20th, Grants Applications, 2 P.M. City Hall
Thursday, 27th Association 7:30 P.M. Caboose

A PUBLICATION OF THE DEPOT TOWN ASSOCIATION, INC. The Caboose, 400 Market Place, Ypsilanti, Michigan 48198

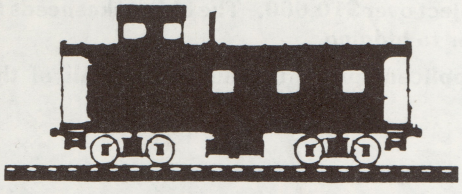
## RAG WRITER GOES BIG TIME

Depot Towner Robert Fox has had another article accepted by MOTHER EARTH NEWS on the subject of hitch hiking with a back packed CB radio. He is also working as a stringer for another national publication.

Bob's "Pack Man" series has appeared in THE DEPOT TOWN RAG, along with his regular treatises on neon, depots and dogs. He will be absent from East Cross Street these next two months – crewing in the Carribean. Watch for his next submissions from Jamaica and Tahiti.

## 7:30 A.M. DUCK FLOTILLA

Winter weather has not caused our fleet of more than two dozen duck neighbors to fly south. They still hold forth along the shore of Frog Island and are eager beggars from morning runners carrying snacks in their pockets. By August's Heritage Festival they will again be independent and aloof, but, during this time of year they prove to be affable and friendly.



## CABOOSE PARTY ON ST. VALENTINE'S DAY

Celebrate the date of the return of the more-than one hundred-year-old Grand Trunk caboose to its final shrine in Depot Town on Valentine's Day. Wear appropriate colors and/or bring something red (homemade Valentines are nice) to the Old Caboose on Friday, February 14 between 3 and 6 P.M. If you've never been aboard a real caboose, here's your chance. Kids of all ages are invited to tour the one-car train on this very special day.

*Looking East on Cross Street– The Facades Were Fine in Forty-four.*

## CITY FACADE GRANTS AVAILABLE THIS MONTH

DEADLINE: 2 P.M., THURSDAY, FEBRUARY 20, 1986 AT CITY HALL.

Improvements to the fronts of buildings facing City Streets will be granted for up to $5000 or 50% of total cost (which ever is less) on a first come, first served basis this month. Here is an opportunity to make some improvements with the City paying up to half the cost.

Painting exterior of building
Steam cleaning building
Re-design or restructure
Signage
Lighting
and more. . .

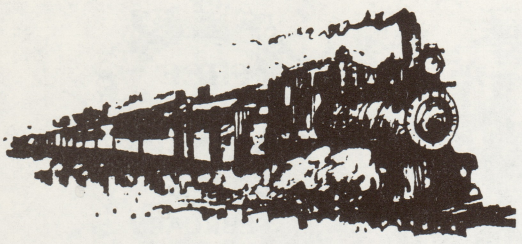
As Depot Towners know, there's no such thing as a free lunch, and this issue of THE RAG carries many of the standards, rules, and regulations for this municipal 'give away'. We apologize for the droll legalistic language on the following pages, but perhaps it will enable some of our neighbors to participate in this program.

City Hall's Sue Dickinson will meet with interested owners and businesses this month to aid them in making their application for these incentive grants. SEE THE FACADE INCENTIVE GRANT PROGRAM AND GUIDELINES IN THIS ISSUE.

## THE DEPOT TOWN/WEMU WINTER JAZZ SERIES CONTINUES - - - - -

Saturday, February 15 with:

- The Reed/Anderson Trio
- Kenn Cox and the Guerilla Jam Band
- The Progressive Blues Band PLUS Juanita McCray!



## ARTRAIN, WE'VE GOT YOU COVERED - - - (with graffiti!)

As the Depot Town Association and the Heritage Festival Committee began negotiations to bring the Michigan ARTRAIN back to Ypsilanti for its third stop, the bright red five-car art gallery train could not be found. They began their search at its usual winters quarters at Selfridge Air Force Base and followed the tracks north – to Port Huron. There, at the U.S. end of the train tunnel, they found the much-loved ARTRAIN hidden in the car barns of the Grand Trunk Railroad, being painted by a hoodlum gang of New York subway 'graffiti artists.'

The exterior painting program is intended to accent this year's traveling theme:
"SIGNS OF THE TIMES - POP ART AND PHOTOREALISM IN AMERICA."

The ARTRAIN first visited Depot Town in 1972, when the JayCees, Natalie Edmunds and scores of volunteers and community organizations first aimed the spotlight on the rehab possibilities of this old neighborhood. (Shankwiler's home at 52½ East Cross is still known as "The Artrain Building.")

When the Ypsilanti Area Futures committee and task forces brought ARTRAIN back again in 1981, the block had caught up with the high quality exhibition on the world famous train-gallery.

Now, in 1986, committees are investigating the possibility of a third stop – as another Heritage Festival attraction. There's a guaranteed crowd, but staffing the train with docents and guides may be difficult, since just about everyone in town has ten jobs on that spectacular weekend.

As negotiations continue, we encourage individuals and organizations to make their interest known, as we may soon be putting together action committees to arrange for the train's third visit to Our Town.

Let us know if you want to help. Write to:

ARTRAIN COMMITTEE
The Old Caboose
400 Market Place
Ypsilanti, Michigan 48198



STRINGS ATTACHED:

## FACADE INCENTIVE GRANT PROGRAM GUIDELINES

ELIGIBLE ACTIVITIES:

Exterior facade treatment, i.e., redesign and construction of building facades, (front); removal or correction of building code violations on building front; signage redesign, removal and construction; exterior painting and cleaning. Roofs are not eligible; routine maintenance as opposed to significant improvement is not eligible.

ELIGIBLE PARTICIPANTS:

1. Owners of real property within the project boundaries (Depot Town, University Village, Downtown, and Harriet Street are the "Targeted Commercial Districts") with the exception of Governmental or political agencies.

2. Owners of business establishments within the project boundaries, only if the owner of the business has the notarized approval of the real property owner to carry out the physical improvements.

GRANT LIMITATIONS:

1. Upon satisfactory completion of construction work, the participant shall be reimbursed for 50% of the cost of construction of eligible activities, but such reimbursement shall not exceed $5,000. The amount of reimbusement shall be agreed to by the participant based on his original cost estimate presented prior to any construction beginning. If the cost upon completion exceeds the original estimate, the participant shall recieve only the amount agreed to prior to construction. If the cost is less than the original estimate, the reimbursement shall be lowered accordingly. 50% of all eligible Architectural Fees of the Project amount is an eligible expense.

2. If the real property owner and/or business owner engages in construction work independently and does not hire a contractor, said owner shall be reimbursed for 50% of the cost of project materials only. Said owner shall not receive reimbursement for labor.

3. In order to receive reimbursement, the participant must present true and accurate records of all actual bills paid for eligible construction work, certificates of acceptances from the Building Department and agree to inspection by the City of all non-permit work done. When the participant fulfills these requirements the work shall be deemed "satisfactorily completed" and the participant shall be reimbursed for the agreed amount upon approval of the State.

4. Business owners shall receive only one grant, per business. No business owner who is not also the property owner, shall receive a grant if the property owner has applied for and received a grant for the same building.

5. The participant must agree to City review and approval of all specifications, plans and contracts prior to starting any construction work.

6. The participant shall bear the entire responsibility of engaging and paying licensed contractors to perform the construction work of complying with all building codes and ordinances for obtaining the necessary permits and certificates of acceptance from the City Building Department.

7. Sealed bids will be required for any project over $10,000. The bid packet needs to be reviewed and approved by the City prior to bidding.

8. To receive a grant, each eligible applicant property must echibit all of the following characteristics:
   a) individual Store Front
   b) individual Address
   c) individual Business unless vacant

9. The City will assume no liability for any work which is done pursuant to this program. The applicant agrees to hold the City harmless from all liability for any claims as a result of the grant.

PRE-PERFORMANCE CONFERENCE

The property owner or business owner (applicant) will be required to attend a Labor Standards Pre-Performance Conference along with the Contractors(s) chose to perform the improvements, before final written authorizations is give.

This pre-performance conference is a requirement to comply with the Davis-Bacon Act and the Equal Employment Opportunity Act which is described as follows:

COMPLIANCE WITH LAWS

The Sub-Grantee (applicant) shall comply and shall require all Employees, contractors or consultants to comply with all applicable Federal, State and local laws,

Continued on next page

ordinances, code(s), regulations and policies.

DAVIS-BACON ACT

All construction contracts awarded by, the Sub-Grantee in excess of $2,000 shall include a provision for compliance with the Davis-Bacon Act, as suplemented by the Department of Labor Regulations. The Sub-Grantee and sub-contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor.

If the Sub-Grantee engages in construction work itself, it shall comply with the Davis-Bacon Act itself as herein specified.

FAIR EMPLOYMENT PRACTICES

In accordance with the United States Constitution and all federal legislation and regulations governing fair employment practices and equal employment opportunity including, but not limitied to Title VI of the Civil Rights Act of 1965, and United States Departmet of Justice Regulations issued pursuant to that Title; and in accordance with the Michigan Constitution and all state laws and regulations governing fair employment practices and equal employment opportunity, including but not limited to the Michigan Civil Rights Act and the Michigan Handicappers Civil Rights Act, the Sub-Grantee agrees that it will not discriminate against an employee or applicant for employment withf respect to hire, tenure, terms, conditions or privileges of employment because of religion, race, color, national origin, age, sex, height, weight, marital status, or handicap that is unrelated to the individual's ability to perform the duties of a particular assignment or position. The Sub-Grantee hereby recognizes the right of the United States and the State of Michigan to seek judicial enforcement of the foregoing covenants against discrimination, against itself or its Contractors connected directly or indirectly with the performance of this Ageement.

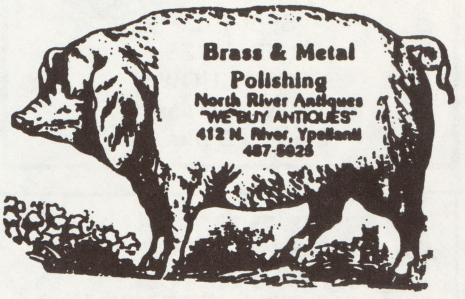
The Sub-Grantee agrees that it will notify any contractor(s) of the obligations relative to non-discrimination under this Agreement when solicitying sam, and will include the provisions of this Article in contract.

(ed; More 'fine print' and the official forms for TERMS, CONDITIONS and ASSURANCES are available from Sue Dickinson, via City Hall.)


DEPOT EXCHANGE ANTIQUES
34 East Cross Street
Professional Furniture Stripping & Rrefinishing
10% off to RAG Readers
WE BUY AND SELL ANTIQUES

Specializing in Unusual & Different Costume Jewelry

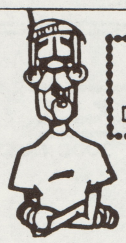
VINTAGE PASSION
Antiques - Collectables - Art Deco
Vintage Clothing and Accessories
Tuesday - Saturday: 11:00 to 6:00
Sunday Noon to 5:00
Owner
Linda J. Williams
32 E. Cross St.
Historic Depot Town
Ypsilanti, Michigan 48197

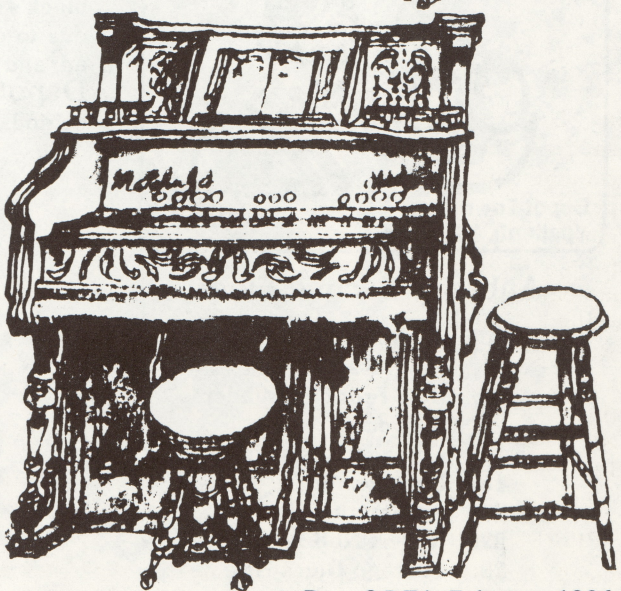



Jim MacDonald's
Antiques
Apple Annie's
Vintage Clothing
29 East Cross • 481-0555
Tuesday-Saturday 12-6 Sunday 12-4

Old Town
RESTAURANT
Home Cooked
Breakfast • Lunch • Dinner
Historic Depot Town

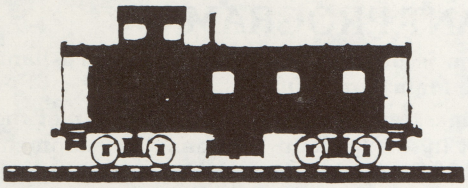
Richard C. Laflin
bd
310 N. River
Ypsilanti, MI 48198
487-1510
B & D RETAIL PLUMBING
and HEATING, INC.


BIG BOB'S
MAGAZINE AND
FANTASY EMPORIUM
50 East Cross
Ypsilanti, MI 48197
(313) 485-4930
Monday - Wednesday 11-6
Friday 11-7, Saturday 11-6 Sunday 10-2
CLOSED THURSDAY'S



T.H.E. Market
"To your good health"
FOR YOUR
NUTRITIONAL NEEDS
19 E. Cross 485-2711
Depot Town Ypsilanti

RIVER ARTWORKS
CUSTOM FRAMING
DESIGNER MATS
482-8785
• PROFESSIONALS WITH ALL GRAPHICS
NEEDLECRAFT
FRAMING OF OBJECTS
ARCHIVAL FRAMING
• GALLERY OF ORIGINAL ART
• RENTAL DARKROOM
• RENTAL WORKROOM
48 E. CROSS
DEPOT TOWN



## D.T.A. 16 January 1986

Meeting called to order in Caboose at 7:30 p.m. DECEMBER 19 MINUTES were read and corrected:

1. Cotter with a C,
2. It was Kathy's kidney, not liver, and
3. Lt. McMillan is from Parking Enforcement.

TREASURER reported a balance of $6429.33.

$4231.35 General Fund,
$ 521.28 Rag,
$ 843.02 Jazz (no check from WEMU yet),
$ 743.68 Special events.

No City reimbursement, yet, for the Christmas tree ($350). Billboard expenses (approx. $800) will be paid from the General Fund, and delinquent subscribers will be solicited.

INSURANCE:

PREMISES LIABILITY: Hartford Accident and Indemnity Company Policy period 10-17-84/87 (Three year policy)

| | |
|---|---|
| Billing for the third year | $164 |
| City of Ypsilanti as additional insured | $ 50 |
| Total | $215 |

LIQUOR LIABILITY:

Mount Vernon Fire Insurance Company

| | |
|---|---|
| Policy year 1-19-85/86 | |
| 1-18-86 Jazz Series | $357 |
| Policy year 1-19-86/87 | |
| 2-15-86 Jazz Series | $535 |
| 3-15-86 Jazz Series | $510 |
| June Frog Island | $510 |
| August, Heritage Festival | $510 |
| Heritage Festival | $510 |
| Heritage Festival | $510 |
| Total | $3442 |

CITY FACADE GRANT PROGRAM: Sue Dickinson reported policies and deadlines for this year's program. (See accompanying articles). Deadline for applications is 2 p.m., Thursday, February 20 1986. Acceptance is on a first come, first served basis and all applications will be reviewed in order of receipt. This year's program applies to FRONTS of buildings on City streets, only. Other grants are still available for bringing residential (apartments) up to code. Sue is available for consultation at City Hall.

JAZZ:

WINTER SERIES starts Saturday and season tickets are sold out at most locations. FROG ISLAND: Jim Dulzo has suggested we extend the all-day June concert to two days (Saturday and Sunday). Proposals have already been made for jazz, gospel and country. Make a decision at the February meeting.

RAG REPORT: February issue will focus on city grant programs.

CONTRA DANCERS: 300 all-night dancers want to party in the Freight House and expect at least 75 to last until breakfast time. Consult with Gary Urick.

FARMERS' MARKET ADVISORY COMMITTEE will meet at 7:15 p.m., Monday, January 20 to discuss placing permanent stalls in the Freight House.

FOUNDATION: Meetings are now back the regular, second Thursday schedule. February 13 meeting fucuses on the New Enterprise Forum.

ARTRAIN: Should DTA sponsor the train's third visit to Ypsilanti? What are the benefits of Artrain being here for Heritage Festival? How can we encourage decent volunteers during that busy time? Collect facts and decide in February.

HERITAGE FESTIVAL: EARLY ENGINE EXPO'S exhibitors suggest moving show to the former team-track area. GREAT TRAIN & TOY SHOW will meet with Beverly Shankwiler to work out space needs in the Freight House. Dale Hooker will not be able to chair this year's Festival. First FESTIVAL PLANNING MEETING was 3:p.m., Friday, January 17 at the Chamber of Commerce.

A COFFEE MAKER was donated to the Old Caboose by Meadows, Newton and Easton.

An "ORDINANCE TOUR" will be made by Frank Daniels, City Code Enforcement Officer, on Tuesday, January 21 to check for blight, snow removal, etc.

BUNNY HUTCH: A full-sized cardboard Easter Bunny, large eggs and other window display paraphernalia was donated to DTA, due to the closing of Bonni Rosen-Fine's And Everything Nice.

BEST YET AWARD: to those merchants who shovel thier whold sidewalk.

THE GOLDEN GOOSE AWARD: to those who shovel just half and let the ice and water build up and flow back into the pedestrian traffic.

ADJOURNED: 8.40 p.m.

## MORE SIGNS OF SPRING

ENGAGED: River Art Works' Paul Fetters has announced his engagement to Depot Towner Sharon Van Rite. No date has been set for the wedding.


# Depot Town Rag

THE DEPOT TOWN RAG:
A publication of the Depot Town Association, Inc., a nonprofit, tax-exempt corporation dedicated to preserving the unique character of the neighborhood and to the enhancement of its business climate.
The Depot Town Association, Inc.
Gary McKeever, President
The Caboose, 400 Market Place
Ypsilanti, Michigan 48198


WCA Washtenaw Council for the Arts

## YPSILANTI FOOD CO-OP'S COOKING ENCOUNTERS

Lao-tze, a contemporary of Confucius and another philosopher and great teacher, taught Chinese Taoism - leading a natural life of peace, harmony, and happiness. Taoists believe in simplicty, meditation, and tranquility. They also believe in eating good natural foods from the earth. Good foods and good health always have been closely associated. The Taoists believed that plants, seeds, and nuts, which are life-giving foods for animals, were good for human beings as well. They also believed that certain plants, herbs, and spices, such as ginger, garlic, onions, and leeks, had good medicinal values. Although their diet was not limited to vegetarian foods, Taoists in their return to nature discovered many edible vegetables, spices, and herbs. These discoveries, occurring in the early stages of Chinese history, helped create the basis of Chinese vegetarian cooking. On Saturday, February 8 from 10 A.M. until 2 P.M. the Ypsilanti Food Co-op will display recipes and samples of Chinese Cooking. For more information please contact the co-op at 483-1520.


Here To 483-0339
STANDARD PRINTING
Serve You
Depot Town

# FACADE INCENTIVE GRANT PROGRAM

1. A Facade Incentive Grant Application is obtained from the City of Ypsilanti Economic Development Department or the Main Street Office.

2. Application is completed by the business applicant or property owner of the commercial building and returned to the City of Ypsilanti Economic Development Department after 2:00 P.M. February 20, 1986. Applications will be logged-in on a first-come, first-serve basis.

3. The application is reviewed for completion by the City and checked to determine activity, area, verification of ownership, including tax and title search property insurance and property tax status.

4. Applicants will be immediately notified that the application is accepted or rejected for incentive grant participation by the order in which the application was received. Eligible applicants will also receive notice regarding the date of the City's Commercial Review Board meeting when the applicant's project will be reviewed for approval. Applicants will be responsible to provide the City (prior to the meeting date) with two competitive bids for each work item, a plot plan, and photographs of the areas affected on the building facade. Projects which exceed $10,000 must conduct a sealed bidding process. These items will assist the Review board with determining eligible activities and allocation of funding.

* Note: All applicants will be notified regarding eligibility. However, only those applications first filed with the City will be taken to the Review Board according to application number and in accordance with available funding.

5. If all documentation is acceptable, the Participation Agreement will be prepared based upon the Contractor chosen to do the improvement and the cost amount on the bid estimate and the applicant will sign the Agreement.

6. Once the pre-construction conference is completed, the business owner is then given a copy of the approved participation Agreement. The contract will contain the total cost of improvements as indicated on the bid estimate; effective date to start; date of expected completion and the amount of the reimbursement grant to be paid upon completion of work. Business applicant or owner proceeds with the work. After work is completed he submits to the City:
   a) Paid Bills
   b) Waiver of Lein signed by each contractor that has completed the work and is paid and a Sworn Statement from General Contractors.
   c) Statement of Satisfaction signed by applicant
   d) Copies of any permits required by the Building Department and a Certificate of Acceptance from the Building Department when necessary.
7. All other non-permit work will then be inspected by the City.
8. Special check request is prepared for payment of incentive grant and is issued upon City and State final approval.

## WASHTINGTON WATCH
*(-Preservation News)*

# HOUSE MODIFIES REHAB CREDIT

The House of Representatives voted December 17 to retain the rehab tax credits as part of its sweeeping tax reform legislation. If approved by the Senate and signed by the President in its present form, the bill (H.R. 3838) would change dramatically the way every American pays taxes. It would also affect investment in historic buildings and activities of preservation organizations in a number of ways:

☐ HOW MUCH TO SAVE? The house also proposes dropping the so-called 75 percent of the walls retention requirement, making more project feasible under the tax credit. Under current law, buildings must keep three-fourths of their exterior wall area to qualify for a rehab credit.

The House bill eliminates this rule for historic rehabs, leaving the judgment of eligibility up to the National Park Service, which reviews all projects for historic integrity.

☐ DEPRECIATION: New and old buildings receive equal depreciation treatment in the bill - a 30 year depreciation schedule - in contrast to the current 19 years. This provision will reduce the appeal of real estate investment be decreasing annual deductions allowed. Low income housing, however, would continue to enjoy more generous depreciation allowances.

☐ TRANSITION RULES: The House bill includes transition rules that allow rehabbers caught by these changes to benefit from the current depreciation period of 19 years. Generally, projects underway by November 22, 1985, qualify for the current depreciation rate but not the 25 percent tax credit. For example, a historic rehab project qualifying for transition relief would receive a 20 percent credit.

☐ MINIMUM TAX: The minimum tax affects taxpayers who use "tax preference items" to reduce their tax bills – limiting the number of such items taxpayers can use to reduce taxes owed.

Minimum tax could reduce the appear of real estate limited partnerships, which often finance rehab projects, and donations of property, incuding preservation easements, to charitable organizations.

☐ CHARITABLE CONTRIBUTIONS: Such gifts remain tax deductible under the House proposal, although with several changes. Taxpayers who do not itemize deductions on their returns could deduct only total contributions over $100. Itemizing taxpayers could continue to deduct the full amount of charitable contributions.

Early this year the Senate finac Committee, chaired by Sen. Robert Packwood (R-Ore.), will take up the 1,300-page tax reform package. So far the news is good for preservation, but advocates say we have a long way to go. For more information contact Ian Spatz of the National Trust's office of public affairs at (202) 673-4054.

## HEARTS AND FLOWERS:

The Farmer's Market Coffee Shop Lady sends special Valentines wishes to Janet Woodruff and her daughters for their continuous help and creativity in decorating that space for each change in the seasons. Stop in and see what they've done for Valentine's Day and you'll fall in love, too!


Ypsilanti's Farmers' Market
in historic Depot Town

SPECIAL
VALENTINES
CRAFT SHOW
Saturday, February 8
8 a.m. - 3 p.m.



PRONTO
PIZZA & SUBS
37 E. CROSS . DEPOT TOWN
YPSILANTI
483-4555
SUN-THU 4-12 FRI & SAT 4-2
Free Delivery
on orders over $4.00


What can you put in the window of a pizza restaurant? Down in Depot Town, they fill it with antiques! Pronto's lovely plate glass shows off a Victorian settee and side chairs, as well as vintage lighting. Lovely. All it needs is a love-smitten couple sitting on them.

### Aubree's Second Floor

in February:

1. Progressive Blues
7. Blue Front Persuaders
8. Suspects
14. Chicago Blues Nite
15. Little Sonny
21. Automatic Slim
22. Robert Noll
28. Chicago Blues Nite


FEBRUARY
RAGTIME
*Find a Victorian Valentine . . .*
DOWN IN DEPOT TOWN



Hon's
Flowers & Fancies
46 E. CROSS • 482-2124
DEPOT TOWN YPSILANTI


ROMANCE IS ALIVE AND WELL in Hon's heart-throbbing new window. Why, it's enough to make you blush, with all that mushy stuff paraded up and down the block from their unique corner display. Just one peek and you're sure to fall in love!


Ted's AUTO ELECTRIC
307 N., River St. Ypsilanti, Michigan
Phone 483-1238


YOU'LL JUST LOVE all the preparations taking place on the block's north side. The Cricket Box is due to open March 1st (see their new ad) and Our Little Secret and the Depot Do Salon are not far behind.


IKE'S
DEPOT
TOWN
BARBER
SHOP
40
E. CROSS
YPSILANTI
483-6300



Miller's
ICE CREAM
42 E. Cross Ypsilanti, Michigan
485-7548
WEEKLY SPECIALS
Bring your Valentine in for a
LOVE BOAT SUNDAE
Celebrate St Patrick's Day
Take home a half gallon of
CHOCOLATE CHIP MINT
Come in and enjoy your first cone
of the season ! ! !
Always a Double Dip Special
for 75¢



Eggs Milk Grains Produce Nuts Dried Fruits
Pasta Breads Juices Goats Milk Tempeh
Herbs Canned Goods Teas Spices
Yogurt Tofu Beans
YPSI FOOD COOP
312 N. River 483-1520
Sun. 12 - 4 Mon - Fri 10 - 7 Sat. 9 - 6


### THE YPSI FOOD CO-OP HAS A NEW IDENTITY!

The new sign in up at the food co-op. Now the co-op has a sign above the River Street entrance. The beautiful lettering also reminds us that the co-op is consumer owned and governed, a message that invites everyone in this community that there are many levels of potential involvement with the co-op. A special thanks goes to Louise Flory for achieving her usual high standards in her artwork.


SIDETRACK
GOOD FOOD GOOD DRINKS GOOD TIMES
Located in historic Depot Town
56 E. Cross, Ypsilanti
483-1035

The Cricket Box
a specialty gift & card shop
27 east cross street
OPENING SATURDAY, MARCH 1
COME SEE US!